

Cathy Ann Leary

LCHIP PLAN
ROADS/SPKS 25.00
16.00

LEGEND

- 3-4' VINYL FENCE
- FOUND IRON PIPE
- IRON PIN (REBAR)
- RAILROAD SPIKE
- APPROX EXISTING SEPTIC LINE
- EXISTING UTILITY POLE
- EXISTING EDGE OF PAVEMENT
- ROCKINGHAM COUNTY
- REGISTRY OF DEEDS
- EXISTING SIGN IN PLANTER
- EXISTING EXTERIOR LIGHTS
- EXISTING OVERHEAD WIRES
- WETLAND DELINEATION FLAG
- 2008 WETLAND BOUNDARY
- FLOWER BED
- WATER SHUT-OFF
- APPROX EXISTING WATER LINE
- VENT
- STANDING HANDICAP SIGN
- ELECTRIC METER OR BOX
- SNOW STORAGE AREA
- APPROX ROOF OVERHANG
- DRY STONE WALL
- AVG 2' WIDE, HEIGHT VARIES
- (T) OLD TANK COVER- INSPECT, CRUSH/FILL AS NEEDED

NOTES

- OWNER OF RECORD:
CENTRAL GALLESTATE LIMITED PARTNERSHIP
7 MILL STREET, WOBURN, MA 01801
DEED REFERENCE: RCRD 6312-1622
TAX MAP 7 LOT 49, ZONE - BUSINESS DISTRICT SOUTH
- THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVAL FOR USE CHANGE TO COMMERCIAL/RESIDENTIAL USE (TO CONVERT EXISTING REAL ESTATE OFFICE TO SATELLITE SALES OFFICE WITH 1 BEDROOM MANAGER APARTMENT) PARKING LAYOUT IN FRONT OF BUILDING IS AS PREVIOUSLY APPROVED. FIRST FLOOR OFFICE SPACE TO BE 1200 SF OR LESS WITH 4 SPACES PROVIDED.
- EXISTING BUILDING IS SERVICED BY TOWN OF SEABROOK MUNICIPAL WATER. SEPTIC SYSTEM LOCATION IS AS SHOWN ON APPROVED DESIGN, NHDES CA2007089507, APPROVED FOR 375 GPD LOADING BY TOWN OF HAMPTON FALLS.
- TOPOGRAPHIC DATUM IS BASED ON PREVIOUSLY APPROVED SITE PLAN FOR ABUTTING PROPERTY, RCRD PLAN D32532.
- SUBJECT PROPERTY DOES NOT LIE IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL 330150C438F, EFFECTIVE DATE JAN 29, 2021.
- BUILDING OFFSETS SHOWN ARE FROM CORNER OF SIDING.
- REFERENCE PREVIOUS SURVEY OF SUBJECT PROPERTY BY STOCKTON SERVICES, RCRD PLAN C21156 (1991).

- EXISTING SEALED SURFACE - 22%
- NO CHANGES TO SEALED SURFACE ARE PROPOSED.
- REFERENCE NHDES WETLANDS BUREAU "RESTORATION PLAN APPROVAL" DATED JULY 20, 2007 COMPLIANCE FILE NUMBER 2006-03246, 6 LAFAYETTE RD, HAMPTON FALLS.
- REF. NHDOT DRIVEWAY PERMIT #066-199-214, 03/12/2008, 12' EASEMENT REQUIRED FOR FUTURE WIDENING OF ROUTE 1.
- TRASH DISPOSAL TO BE PRIVATE CURBSIDE PICKUP.
- WETLAND BOUNDARY SHOWN IS AS CONDUCTED BY L. HURLEY GOVE ENVIRONMENTAL SERVICES, INC., JANUARY 31, 2008. (REFERENCE RCRD PLAN C35411 FOR PROFESSIONAL STAMP).
- HANDICAP PARKING SPACE IS MARKED WITH UPRIGHT SIGN
- OPERATING HOURS: MON-FRI 8:30AM-5:30PM, SAT 10AM-2PM
- WATER LINE INFORMATION IS BASED ON SEABROOK WATER DEPT. LETTER DATED 7/1/2005 AND ON-SITE CONSULTATION WITH DEPT. STAFF. NO RECORDED EASEMENTS FOUND.
- REFERENCE ZBA CASE FILE #08-03, MARCH 27, 2008. VARIANCES GRANTED TO ARTICLE III, SECTION 6.3 AND ARTICLE III, SECTIONS 8.4 AND 5.4.2.
- APPROVAL IS CONTINGENT ON ISSUANCE OF CERTIFICATE OF OCCUPANCY BY BUILDING INSPECTOR.
- STONE WALL BEYOND 2008 WETLAND DELINEATION BOUNDARY HAS BEEN RECENTLY REMOVED PER INSTRUCTION FROM NHDES WETLAND BUREAU STAFF.
- WAIVER GRANTED TO SITE PLAN REGULATION 6.2 - WETLAND SCIENTIST STAMP. (SEE NOTE 12 FOR REFERENCE TO RECORDED SITE PLAN WITH STAMP).
- APPROVAL IS FOR AN OFFICE WITH RESIDENTIAL APARTMENT. NO ADDITIONAL USE OR CHANGE OF USE SHALL BE PERMITTED UNLESS APPROVED BY THE PLANNING BOARD.

LOCUS MAP

NOT TO SCALE



LOT AREA:
20,180 SQ FT±
0.46 ACRE±
TAX MAP 7 LOT 49

N/F SCOS REALTY TRUST
SEAN M. & COLLEEN B. ROAF, TRUSTEES
49 LAFAYETTE RD, HAMPTON FALLS, NH 03844
RCRD 4463-2574, RCRD PLAN D32532
TAX MAP 7 LOT 48



SITE PLAN FOR PROPOSED USE CHANGE
FOR
CENTRAL FENCE AND DECK
OWNER / APPLICANT
CENTRAL GALLESTATE LIMITED PARTNERSHIP
TAX MAP 7 LOT 49

6 LAFAYETTE ROAD
HAMPTON FALLS, NH

SCALE: 1"=20' OCTOBER 1, 2021
PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

GRAPHIC SCALE



1 INCH = 20 FEET

APPROVED BY THE
HAMPTON FALLS PLANNING BOARD
DATE 11/16/2021
CHAIRMAN *[Signature]*

THIS IS A REVISION OF A PREVIOUSLY APPROVED SITE PLAN FOR MAUREEN CAREY (RCRD PLAN C35411) TO UPDATE EXISTING CONDITIONS ONLY.

** REVISED 11/09/21 (PLANNING BOARD NOTES/CONDITIONS)

C-43071